

© Roger Maronie 01100000 - Best copy

Buyer Services

**Tell us what you think of our site...**

comments  
suggestions

To add a buyer to your Buyer List, fill out the following form. Click  
Finished when you're done.

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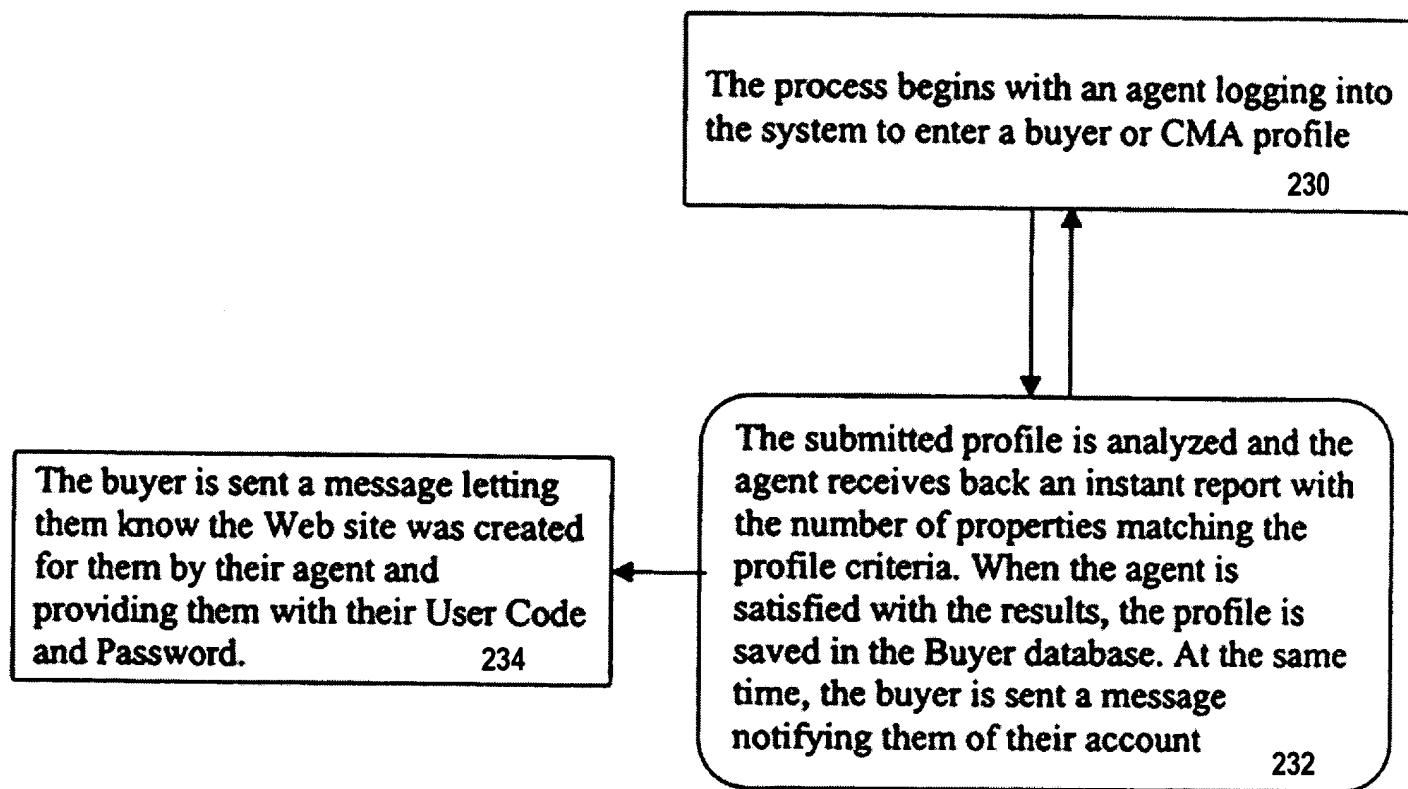


FIG. 2B

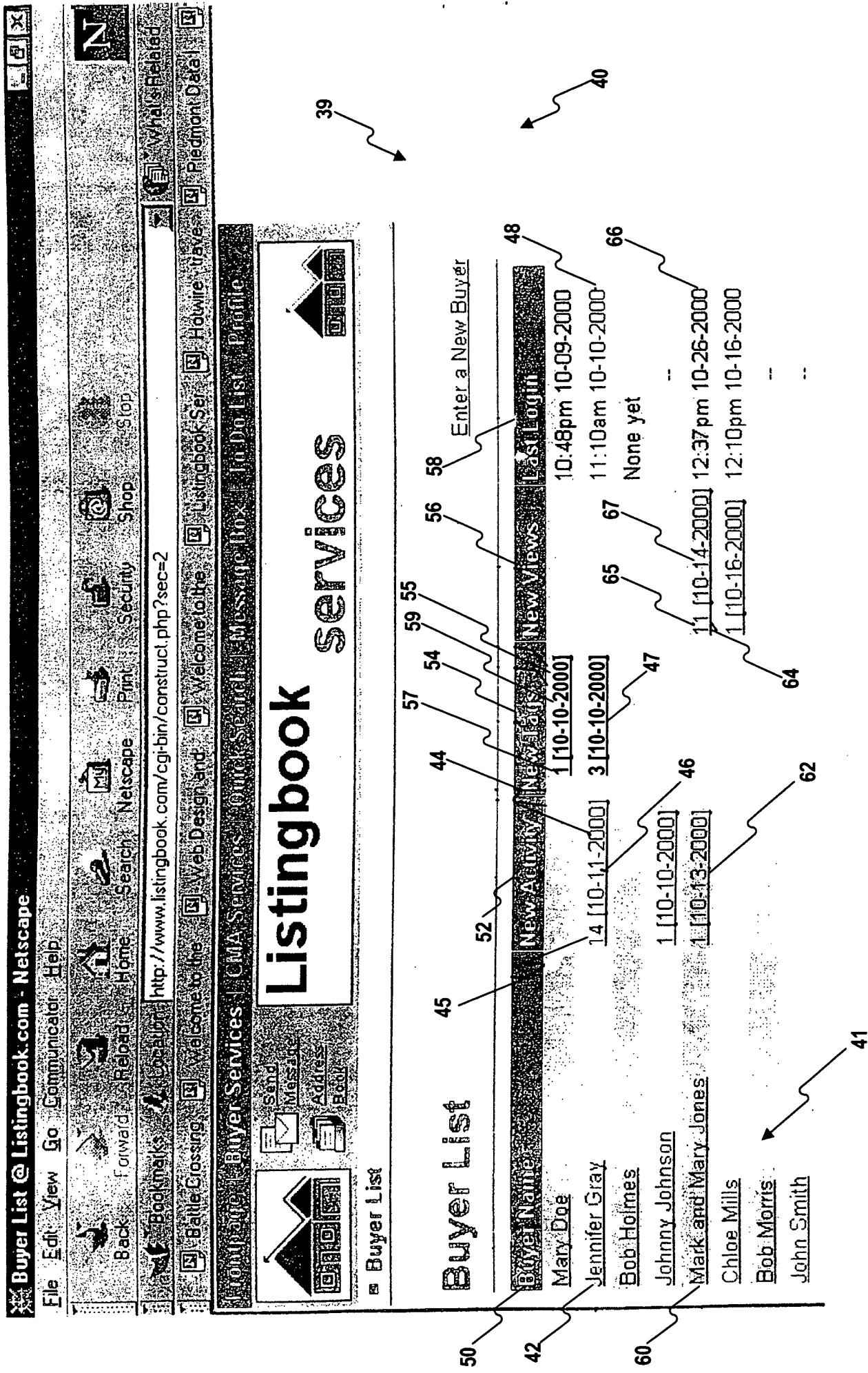


FIG. 2C

Super Monitor © EbAgent.com - Hotline

Feedback - Buyer Services - Search - Advanced Search

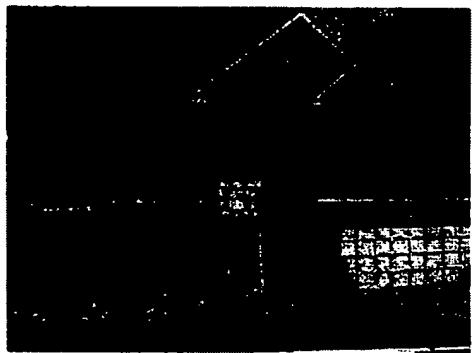
**Tell us what you think of our site...**

comments suggestions

Buyer List → Kamloops → Buyer Report → Property Details

**Property Overview** 12235 Kane Alexander Dr

Agent Info | Print | View Yahoo Map



Area	01-06 / Northstone		
Age	0	MLS#	0945702
Exterior	Brick Veneer	Style	Traditional
Levels	2.0	Rooms	12+
SqFt	2,818	Acreage	0 Acres
Price	\$261,497	\$/SqFt	\$92.80
Bedrooms	5	Baths	3 Full, 1 Half
Heat	Gas	Water	City Water
Basement	No	Parking	2 Car Garage
Misc	Wood Floors, Fireplace(s), Central Air		
<input checked="" type="checkbox"/> Perfect Match			

**Property Notes**

602

TAKE I-75 NORTH  
RIGHT ON HWY. 73. RIGHT ON HWY. 115. LEFT ON MCCORD ROAD. NORTHSTONE IS ON THE  
RIGHT. Call Area Sales  
Loan Report

View Photo Report

Document Done

Top Agent Review Client 4-Page Next

FIG. 6A

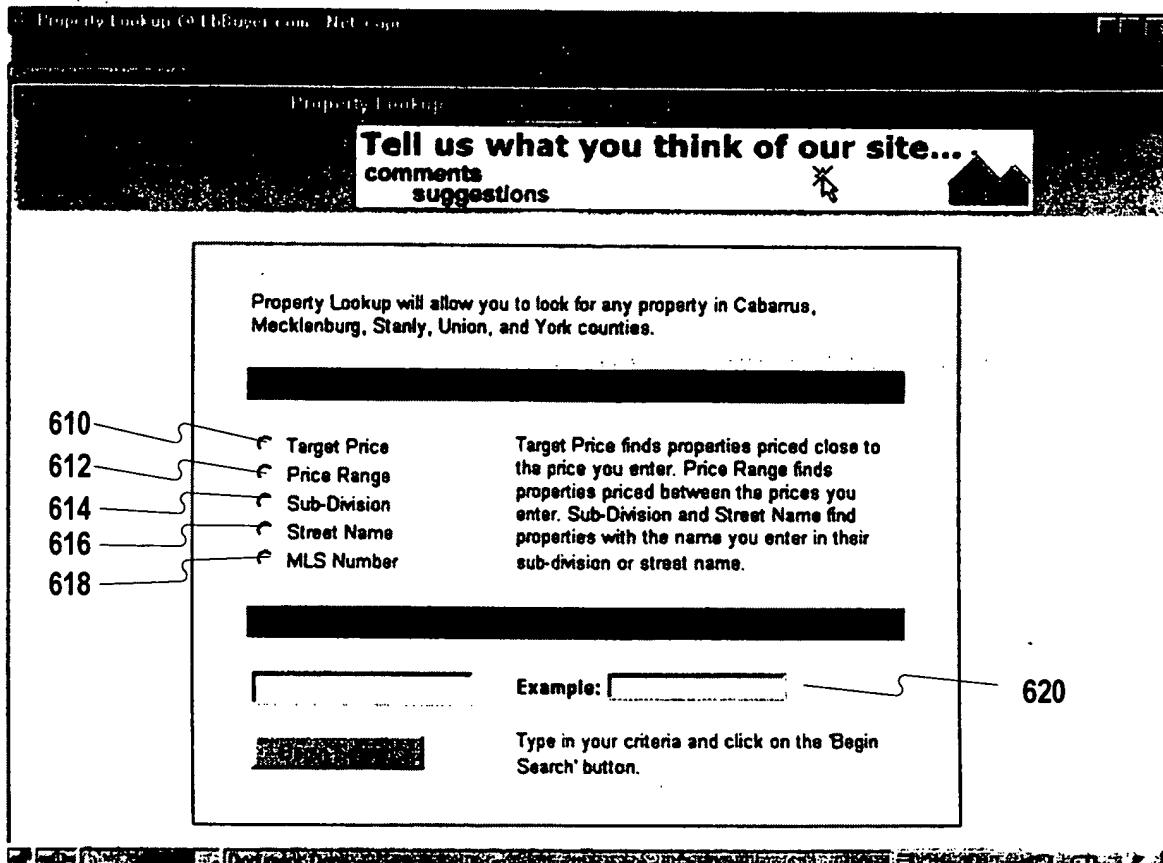
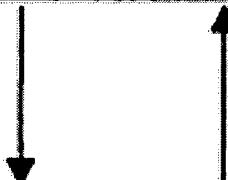


FIG. 6B

The buyer selects Property Lookup from their menu bar. Next, they fill out and submit the Property Lookup form for processing. The search results page is returned.

630



When a Property Lookup request is received, the system queries the Buyer Database for the buyer's MLS areas. Next, it queries the Areacnty Database to determine counties corresponding to the buyer's MLS areas. A Property Lookup page is then returned to the buyer with the lookup counties indicated at the top of the page. When the buyer submits the Property Lookup form, the form is checked for completeness and returned to the buyer if any required information is missing. Finally, the system queries the For Sale Database for properties located in the counties indicated that match the

632

FIG. 6C

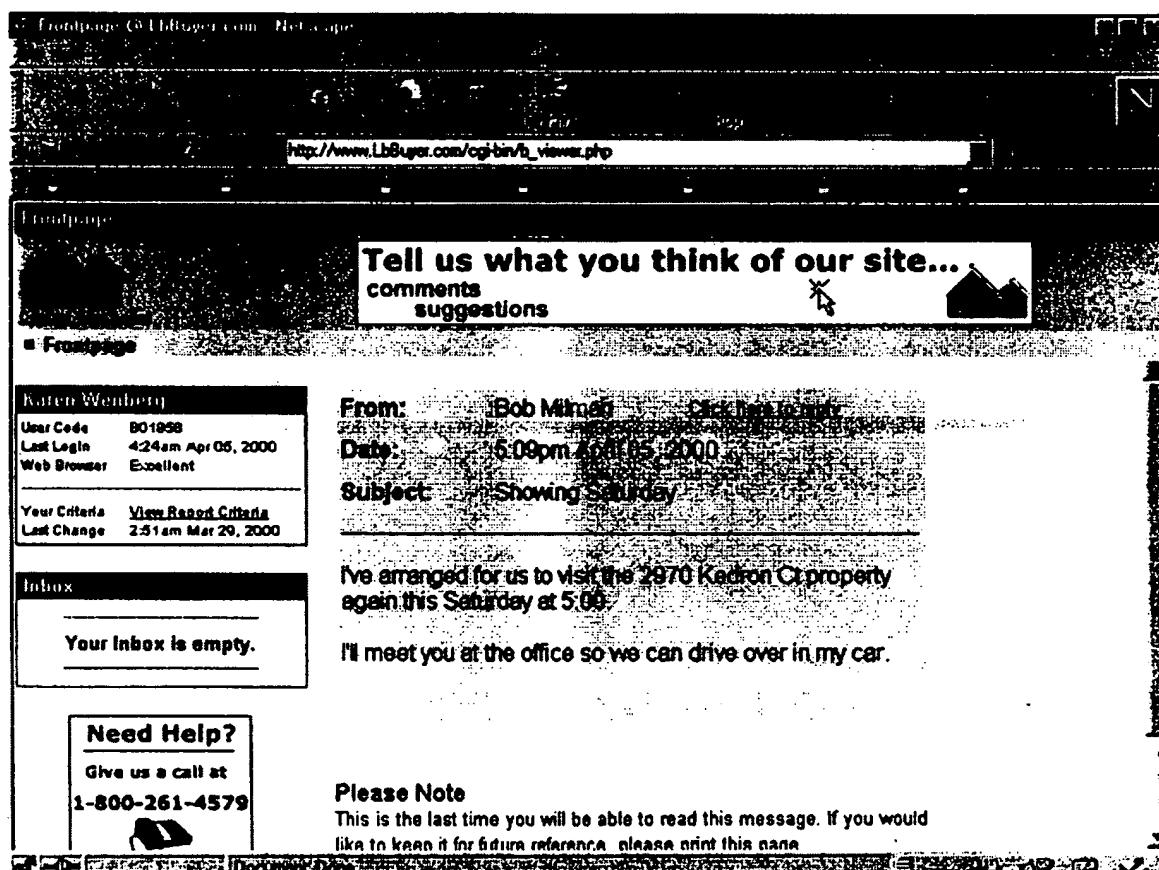


FIG. 20

**CMA Services @ LbAgent.com - Netscape**

[Frontpage](#) [Buyer Services](#) [CMA Services](#) [Message Center](#) [To Do List](#) [Profile](#) [Help](#)

[http://www.LbAgent.com/cgi-bin/a\\_viewer.php?view=2](http://www.LbAgent.com/cgi-bin/a_viewer.php?view=2)

**Tell us what you think of our site...**



comments suggestions

**Address** 1606 Dendy Ln  
**CMA ID** 1  
**Creation Date** 4:12pm Jan 19, 2000  
**Last Edit** 7:07pm Jan 19, 2000

**For Sale Comps**  
[Click here to view active listings that match this CMA profile.](#)

**Sold Comps**  
[Click here to view recently sold properties that match this CMA profile.](#)

**Property Lookup**  
[Click here to manually search for active or sold listings that match this CMA profile.](#)

**CyberCMA Report**  
[Click here to view a CyberCMA report generated using the properties you have identified as comparable.](#)

**Edit CMA Profile**  
[Click here to modify this CMA profile.](#)

**Give CMA**

FIG. 21

Frontpage @ LbSeller.com - Netscape

N

Print

[http://www.LbSeller.com/cgi-bin/s\\_viewer.php](http://www.LbSeller.com/cgi-bin/s_viewer.php)

Frontpage | For Sale Comps | Sold Comps | Property Lookup | CyberCMA | To Do List | Help

**Tell us what you think of our site...**

comments suggestions

Welcome to LbSeller.com!

Our site is currently under development. If you have any problems or questions, please call us toll free at 1-800-261-4579.

**Getting Started**

Peter Andrews

User Code	500010
Last Login	6:58pm Mar 10, 2000
Web Browser	Excellent

Inbox

Your Inbox is empty.

**Questions or Comments?**

To contact our Help Desk, click on the link below.

[Message the Help Desk](#)

**Need Help?**

Give us a call at

**1-800-261-4579**

LbSeller.com

## I. CyberCMA Reports

## CyberCMA Report

## SUBJECT PROPERTY

ADDRESS	SUB-DIV	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	\$SQ/FT	DOM
234 Knob View Ct.	Knob View	2.0	4	3.1	8	4320	N/A	N/A	N/A

## FOR SALE PROPERTIES

ADDRESS	SUB-DIV	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	\$SQ/FT	DOM
913 Knob View Ct.	Knob View	2.0	5	4.1	9	4376	419,500	95.86	220
120 Glousman Rd	Willow Gle	2.0	4	3.1	10	4283	444,900	103.88	84

AVERAGE LIST\$: 432,200 AVERAGE \$/SQ.FT.: 99.83 AVERAGE MARKET TIME: 152

## SOLD PROPERTIES

ADDRESS	LVLS	BDRMS	BATH	AGE	SQFT	LIST\$	SALE\$	\$SQ/FT	DOM
509 Barrington Way	2.0	5	4.2	8	4650	469,900	425,000	91.40	124
234 Allistair Road	2.0	5	5.0	10	4840	480,000	450,000	92.98	83

AVERAGE LIST\$: 474,950 AVERAGE \$/SQ.FT.: 100.10 AVERAGE MARKET TIME: 104

AVERAGE SALE\$: 437,500 AVERAGE \$/SQ.FT.: 92.20 SALE\$ TO LIST\$: 92%

\$437,500

Sold Properties	\$425,000	-----	\$450,000
	Lo Price	Average	Hi Price

\$432,200

For Sale Properties	\$419,500	-----	\$444,900
	Lo Price	Average	Hi Price

\$429,300

Subject Property	\$398,300	-----	\$432,500
	Lo Price	Average	Hi Price

Information believed to be accurate but subject to verification by all parties.

Note: Properties could be removed by viewing the detail and clicking on the "Un CMA" button

Use these rules to establish SQL criteria:

Note: If listed property ( ML# load ) or optional Price Range entered by agent, use price as indicated below. If no Price Range, substitute Heated Sq Ft for Price Range and make sure Heated Sq Ft is not used twice in the query.

R\_ACTV

```

If sub-division#"N/A"
  If count for type and sub-division ( in same area(s) ) and
  acre< Subject acre+/-1 and price = subject price +/-20% > 9
    as_area = sub-division ( in same area(s) )
  else
    If count for type and (area and sub_area and zip_code) and
    acre< Subject acre+/-1 and price = subject price +/-20% > 9
      as_area = area and sub-area and zip_code
    else
      If count for type and (area and sub_area ) and acre< Subject
      acre+/-1 and price = subject price +/-20% > 9
        as_area = area and sub-area
      else
        as_area = area
    endif
  endif
else
  If count for type and (area and sub_area and zip_code) and
  acre< Subject acre+/-1 and price = subject price +/-20% > 9
    as_area = area and sub-area and zip_code
  else
    If count for type and (area and sub_area ) and acre< Subject
    acre+/-1 and price = subject price +/-20% > 9
      as_area = area and sub-area
    else
      as_area = area
    endif
  endif
endif

```

Test 1 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 15% (Ex.170000-230000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex.1600-2400 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 2 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 25% (Ex.1500-2500 [2000])

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 3 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex.Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 4 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex.Levels - 1 Story)

Test 5 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex.160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 6 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 7 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 8 - Stop regardless of what is found

Area

Type - Single Family or Condo-Townhome

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Use R\_Solds

```
- If sub-division#"N/A"
  If count for type and (sale date <= 12 months) and sub-division ( in same area(s) )
  and acre< Subject acre+/-1 and price = subject price +/-20% > 9
    ss_area = sub-division ( in same area(s) )
  else
    If count for type and (sale date <= 12 months) and (area and sub_area and
    zip_code) and acre< Subject acre+/-1 and price = subject price +/-20% > 9
      ss_area = area and sub-area and zip_code
    else
      If count for type and (sale date <= 12 months) and (area and sub_area )
      and acre< Subject acre+/-1 and price = subject price +/-20% > 9
        ss_area = area and sub-area
      else
        ss_area = area
    endif
  endif
else
  If count for type and (sale date <= 12 months) and (area and sub_area and
  zip_code) and acre< Subject acre+/-1 and price = subject price +/-20% > 9
    ss_area = area and sub-area and zip_code
  else
    If count for type and (sale date <= 12 months) and (area and sub_area )
    and acre< Subject acre+/-1 and price = subject price +/-20% > 9
      ss_area = area and sub-area
    else
      ss_area = area
    endif
  endif
endif
```

Test 1 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date < 6 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 15% (Ex.170000-230000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex.1600-2400 [2000])

Levels - Same as subject (Ex. Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 2 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date = < 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 20% (Ex. 1600-2400 [2000])

Levels - Same as subject (Ex. Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 3 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date = < 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Heated SqFt - Subject +/- 25% (Ex. 1500-2500 [2000])

Levels - Same as subject (Ex. Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 4 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date < 12 months

Acre - less than Subject acre+1

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex. Levels - 1 Story)

Parking - Same as subject (Ex. 2+ Car Garage)

Test 5 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date < 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Levels - Same as subject (Ex. Levels - 1 Story)

Test 6 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date < 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Basement - Same as subject (Ex. Basement - Finished)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 7 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date ==< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Age - Same as Subject (Ex. Age - Maximum 3 Years, subj=2)

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 8 - Stop if more than 2 found

Area

Type - Single Family or Condo-Townhome

Sale Date ==< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

Bedrooms - Subject to Subject+1 (Ex. 1 or 2, subj=1)

Test 9 - Stop regardless of what is found

Area

Type - Single Family or Condo-Townhome

Sale Date ==< 12 months

Acre - less than Subject acre+/-1

Price Range - Subject +/- 20% (Ex. 160000-240000 [200000])

After the sold criteria is found, add an "or" condition that will include properties that match the active criteria and have sold in the past 90 days ( even if they don't match the sold criteria ). If the result is more than 50 solds, reduce the days used with the active criteria to 60, 30, or 15 days. This will pick up properties that were in the For Sale list and sold that wouldn't appear in the sold list if the sold criteria is more restrictive.

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